

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS



St. Andrews Drive, Nuneaton, CV11 6NQ
Offers Over £300,000



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Affording NO UPWARD CHAIN, Loveitts Estate Agents are proud to present this well presented and extended detached family home which in brief accommodates entrance porch leading to the entrance hall having a staircase to the first floor with storage cupboard beneath. Spacious lounge/dining room with a feature fire place with incorporated electric convector fire and double glazed patio doors leading to the fabulous Victorian style double glazed conservatory which overlooks the rear garden.

The kitchen has a range of modern white coloured units with integrated gas hob and oven housing unit with incorporated electric oven. Also located on the ground floor is the fourth bedroom and en-suite shower room comprising a double shower cubicle with shower unit and also a vanity unit with incorporated hand wash basin and W.C.

The first floor landing provides access to the loft via a pull down ladder, airing cupboard and panelled doors leading to the three good size bedrooms with the master bedroom having a range of fitted wardrobes and a further built in double wardrobe. There is also a shower room comprising a corner shower cubicle with electric shower and a vanity unit with incorporated hand wash basin and W.C.

The property also benefits from gas central heating and PVCu double glazing. Outside the front garden is laid to lawn with a block paved driveway providing off road parking for vehicles. The rear garden is laid mainly to lawn with paved patio area, established shrub and conifer borders, timber storage shed and enclosed by fencing.

Internal viewing is highly recommended to fully appreciate the spacious well presented accommodation.





- Extended Detached Family Home
- Spacious Lounge/Dining Room
- Victorian Style Conservatory
- Kitchen With Hob & Oven
- Ground Floor Bedroom Four
- En Suite Shower Room
- Three Good Size First Floor Bedrooms
- Modern Shower Room
- GFCH & PVCu Double Glazing
- Established Well Maintained Garden



Floor Plan

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	60	
EU Directive 2002/91/EC		
England & Wales		

Total floor area 107.7 m² (1,159 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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